

LEGEND

- CM CONTROLLING MONUMENT
- 5/8" IRON ROD FOUND
- 1" IRON PIPE FOUND UNLESS OTHERWISE NOTED
- ⊕ WOOD R.O.W. MON.
- TELEPHONE PEDESTAL
- ▣ FIBER OPTIC PEDESTAL
- ⊙ GAS LINE SIGNS
- GUY WIRE
- POWER POLE
- ↑ SIGNS
- TELEPHONE MANHOLE
- ASPHALT
- BARBWIRE FENCE
- CHAINLINK FENCE
- OVERHEAD ELECTRIC LINE
- PIPE FENCE
- GUARD RAIL

LEGAL DESCRIPTION

Being a 39.71 acre tract or parcel of land situated in the T. Rowe Survey, Abstract No. 680, Navarro County, Texas, and being all of that certain called 39.738 acre tract of land conveyed from Joanne H. and Charles E. Murphey to Karen Hall Key, et al, by Warranty Deed, as recorded in Volume 1233, Page 815, Records, Navarro County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8" iron rod found in the Northeast margin of Interstate Highway No. 45, the North corner of a called 5.61 acre tract of land, described as Tract "A", conveyed to the State of Texas, by Right-Of-Way Deed, as recorded in Volume 619, Page 559, Deed Records, Navarro County, Texas, at the Westerly South corner of a called 59.599 acre tract of land conveyed to Equity Trust Company FBO Quality Advertising Inc., Defined Benefit Plan— Richard Mortenson, Account #A10572, TTEE, by General Warranty Deed, as described in File No. 2014-937, Official Public Records, Navarro County, Texas, and at the West corner of said 39.738 acre tract;

THENCE North 59 degrees 11 minutes 08 seconds East, with the Westerly Southeast line of said 59.599 acre tract, with the Southeast line of a called 1.00 acre tract of land conveyed to Vickie Anderson, by Warranty Deed, as recorded in Volume 1721, Page 363, Records, Navarro County, Texas, and with the Northwest line of said 39.738 acre tract, a distance of 1,436.25 feet to a 5/8" iron rod found at an inside ell corner of said 59.599 acre tract and at the North corner of said 39.738 acre tract;

THENCE South 26 degrees 50 minutes 51 seconds East, with the Northeast line of said 39.738 acre tract, a distance of 1,335.94 feet to a 5/8" iron rod found at the East corner of said 39.738 acre tract;

THENCE with the Southeast line of said 39.738 acre tract, the following courses and distances:
 South 58 degrees 49 minutes 47 seconds West, a distance of 617.93 feet to a 5/8" iron pipe found;
 South 66 degrees 32 minutes 02 seconds West, a distance of 68.93 feet to a 5/8" iron pipe found;
 South 80 degrees 07 minutes 37 seconds West, a distance of 536.86 feet to a 1" iron pipe found at the North corner of a called 4.646 acre tract of land conveyed to Musket Corporation, by Warranty Deed, as recorded in Volume 1048, Page 350, Records, Navarro County, Texas, at the Southeast corner of called 0.2040 acre tract of land conveyed to Eller Media Company, by Warranty Deed, as recorded in Volume 1501, Page 435, Records, Navarro County, Texas, and at the Southwest corner of said 39.738 acre tract;

THENCE with the common lines of Interstate Highway 45, said 5.61 acre tract, and said 39.738 acre tract, the following courses and distances:
 North 10 degrees 44 minutes 00 seconds West, a distance of 92.43 feet to a 1" iron pipe found;
 North 25 degrees 22 minutes 22 seconds West, a distance of 208.38 feet to a wood right-of-way monument found;
 North 70 degrees 12 minutes 42 seconds West, a distance of 72.04 feet to a wood right-of-way monument found;
 South 65 degrees 01 minutes 30 seconds West, a distance of 181.68 feet to a 5/8" iron rod found;
 North 71 degrees 45 minutes 26 seconds West, a distance of 68.71 feet to a wood right-of-way monument found;
 North 25 degrees 42 minutes 59 seconds West, a distance of 718.42 feet to the POINT OF BEGINNING and CONTAINING 39.71 acres of land.

SURVEYOR'S NOTES

- 1) Bearings are based on NAD83, Texas North Central Zone No. 4202, obtained by GPS observations.
- 2) The property described and depicted herein is the same property as described in Micro Title Navarro County, LLC Commitment No. N2197981A, with an Effective date of October 23, 2019, and that all easements, covenants and restrictions referenced in said title commitment or apparent from a physical inspection of the site or otherwise known to me have been plotted hereon or otherwise noted as to their effect on the subject property.
- 3) The legal description, shown hereon, creates a mathematically closed figure.
- 4) There is no observed evidence of current earth moving work, building construction or building additions and is listed as follows and shown hereon, at the conclusion of field work.
- 5) There are no proposed changes in street right of way lines, according to the City of Rice or Navarro County, Texas, to this surveyor's knowledge.
- 6) There is no observed evidence of recent street or sidewalk construction or repairs, at the conclusion of field work.
- 7) There is no observed evidence of site use as a solid waste dump, sump or sanitary landfill except as noted below and shown hereon, at the conclusion of field work.
- 8) There is no observed evidence of the property being, or having been, used for cemetery, burial ground or grave site purposes, at the conclusion of field work.
- 9) All above ground evidence of utilities, drainage structures, structural support and ingress and egress for or from adjoining properties is shown hereon.
- 10) This surveyed tract is vacant, no parking shown.
- 11) Creeks and ponds shown hereon are approximate.
- 12) 6" Waterline shown per Engineering plans and based on verbal information provided by Joey Smith, Manager Rice Water Department.
- 13) DIGTESS was notified but with limited response.

SCHEDULE B ITEMS

1. There are no restrictive covenants listed in title commitment.
10. J. Right-of-way as shown in instrument from L. R. Hall and Mrs. L. R. Hall to Texas Power & Light Company, dated January 27, 1936, filed in Volume 371, page 540, Deed Records of Navarro County, Texas. (DDES NOT AFFECT)
- 10k. Right-of-way as shown in instrument from J. S. Hall to Texas Power & Light Company, dated January 27, 1936, filed in Volume 373, page 59, Deed Records of Navarro County, Texas. (DDES NOT AFFECT)
10. l. Easement as shown in instrument from Florence Hall and L. R. Hall to Texas Power & Light Company, dated May 2, 1947 and filed in Volume 465, page 101, Deed Records of Navarro County, Texas. (DDES NOT AFFECT)
10. m. Right-of-way as shown in instrument from L. R. Hall and Florence Hall to American Telephone & Telegraph Company, dated February 10, 1950, filed in Volume 501, page 458, Deed Records of Navarro County, Texas. (PROPERTY IS SUBJECT TO) (NOT PLOTTABLE)
10. n. Right-of-way as shown in instrument from L. R. Hall and Mrs. L. R. Hall to the State of Texas, dated January 20, 1956, filed in Volume 619, page 559, Deed Records of Navarro County, Texas. (SHOWN HEREIN)
10. o. Right-of-way as shown in instrument from L. R. Hall and Mrs. L. R. Hall to the State of Texas, dated January 20, 1956, filed in Volume 619, page 555, Deed Records of Navarro County, Texas. (DDES NOT AFFECT)
10. p. Easement as shown in instrument from W. J. Patton to A. Voetmann and L. R. Hall, dated May 10, 1956 and filed in Volume 622, page 271, Deed Records of Navarro County, Texas. (PROPERTY IS SUBJECT TO) (approximate locations noted)
10. q. Agreement between L. R. Hall and A. Voetmann dated May 10, 1956, and filed in Volume 623, Page 349, Deed Records of Navarro County, Texas. (PROPERTY IS SUBJECT TO) (approximate locations noted)
10. r. Right-of-way as shown in instrument from L. R. Hall and Florence Hall to Texas Power & Light Company, dated October 16, 1956, filed in Volume 626, page 221, Deed Records of Navarro County, Texas. (TOD VAGUE TO LOCATE)
10. s. Easement as shown in instrument from James L. Hall to Stuckeys, Inc., dated April 27, 1965 and filed in Volume 722, page 639, Deed Records of Navarro County, Texas. (PROPERTY IS SUBJECT TO) (BLANKET)
10. t. Right-of-way as shown in instrument from James L. Hall, et al to Lone Star Gas Company, dated April 17, 1968, filed in Volume 760, page 57, Deed Records of Navarro County, Texas. (PROPERTY SUBJECT TO) (BLANKET)
10. u. Right-of-way as shown in instrument from Charles E. Murphey, Independent Executor of the Estate of L. R. Hall, Deceased to Rice Water Supply and Sewer Service Corporation, dated March 18, 1972, filed in Volume 815, page 474, Deed Records of Navarro County, Texas. (PROPERTY SUBJECT TO) (NOT PLOTTABLE)
10. v. Easement as shown in instrument from James L. Hall, et al to American Telephone & Telegraph Company, dated April 25, 1973 and filed in Volume 826, page 155, Deed Records of Navarro County, Texas. (AFFECTS AS SHOWN)
10. w. Right-of-way as shown in instrument from Joanne Murphey and James L. Hall to Rice Water Supply and Sewer Service Corporation, dated May 12, 1976, filed in Volume 869, page 375, Deed Records of Navarro County, Texas. (PROPERTY IS SUBJECT TO) (NOT PLOTTABLE)
10. x. Interest in and to all coal, lignite, oil gas and other minerals, and all rights incident thereto, contained in instrument from Joanne H. Murphey and Charles E. Murphey to Pamela Laura Hall Waguespack, et al, dated July 15, 1991, recorded on November 8, 1991, in Volume 1233, page 815, Deed Records of Navarro County, Texas. Reference to which instrument is here made for particulars. No further search of title has been made as to the interests evidenced by this instrument, and the Company makes no representation as to the ownership or holder of such interests. (PROPERTY IS SUBJECT TO) (BLANKET)
10. y. Easement as shown in instrument from Joan Hall Murphey and James L. Hall to Rice Water Supply and Sewer Service Corporation, dated November 18, 1969 and filed in Volume 1262, page 394, Deed Records of Navarro County, Texas. (DDES NOT AFFECT)


SURVEYOR'S CERTIFICATE

To Karen Hall Key, Pamela Laura Hall Waguespack, and Stephen Roy Hall, Louis A. Tsakiris and/or assigns, Southwest Land Title Insurance Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS, and includes Items 1, 2, 3, 4, 6(b), 11, 13, and 19 of Table A thereof. The field work was completed on February 21, 2020.

Date of Plat or Map: March 26, 2020.

BY: *Wayne Beets*
 WAYNE BEETS II
 REGISTERED PROFESSIONAL LAND SURVEYOR
 STATE OF TEXAS NO. 6039




FLOOD STATEMENT

The property is shown as being located in Zone X, by Flood Insurance Rate Map No. 48349C00250, dated 06/05/2012. It is not shown as being located in a special flood hazard area inundated by 100-Year flood.

ALTA/NSPS LAND TITLE SURVEY

39.71 ACRES
T. ROWE SURVEY, A-680
 CITY OF RICE
 NAVARRO COUNTY, TEXAS

INTERSTATE HIGHWAY 45 RICE, TEXAS		 BY-LINE SURVEYING LLC P.O. Box 834 Emory, TX 75440 Ph: (903) 473-5150 Firm No: 10194253 www.bylinesurveying.com
DATE: 03/26/2020		
SCALE: 1" = 100'		
JOB NO.: 2020-167		
CLIENT: ROBERT PHIPPS		
TECHNICIAN: ARN		

